

**4/7 Challinor Street, Auchenflower, Qld 4066**

GRACZYK THOMPSON

**Apartment For Sale**

Tuesday, 23 January 2024

4/7 Challinor Street, Auchenflower, Qld 4066

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 125 m2**

**Type: Apartment**



Matt Thompson  
0737067248



Adrian Graczyk  
0412079902

## Offers over \$600,000

Experience the best of inner city living in the heart of Auchenflower with this unique spacious apartment. Boasting 125m<sup>2</sup> of space, this 2 bedroom apartment comes with 2 car spaces and ample storage. Ideal for discerning owner occupiers, it features an open-plan layout with modern finishes, including stone bench tops, stainless steel appliances, and split system A/C. For investors, the property offers a lucrative rental yield, competitive body corporate rates, and a history of low vacancies. Enjoy seamless indoor-outdoor living with a unique sliding bi-fold shutters that transform the outside area into a second living area or opens up to stunning panoramic views of the CBD. With its prime location just minutes from the CBD, boutique shops, transport hubs, and the Wesley Hospital, this precinct offers a lifestyle of convenience and luxury. Don't miss out on this exceptional opportunity—apartments of this caliber are in high demand and sell quickly in the current market. Enquire today to secure your piece of Auchenflower's finest:- 2 spacious bedrooms, each with private balconies- Internal laundry- Contemporary design and fittings- Sweeping city views- Low Body Corporate fees- High rental yields with low vacancy rates- 2 car accommodation with ample storage- Expansive balcony with unique bi-fold shutters Schedule your viewing today and elevate your lifestyle with this exclusive Auchenflower residence.